

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MARYLAND
Baltimore Division**

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In re:	:	Chapter 11 (Subchapter V)
	:	
Seth L Blum and Bessy G Blum	:	Case No. 25-10005
	:	
Debtors.	:	
	:	
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REPORT OF SALE

Seth L Blum and Bessy G Blum (“Debtors”), the Debtors herein, by counsel, reports that the sale of the real property at 11486 W Sand Cove Rd, Selbyville DE occurred on August 8, 2025. A copy of the settlement statement is attached. The settlement agent has paid off the secured claim of Presidential Bank in the amount of \$208,193.01. Net proceeds of \$275,444.65 are being sent to the Debtors to hold in a segregated DIP account pending further order of the Court.

Dated: August 9, 2025.

Respectfully submitted,

/s/ Daniel M. Press
Daniel M. Press, #07300
CHUNG & PRESS, P.C.
6718 Whittier Avenue, Suite 200
McLean, Virginia 22101
(703) 734-3800
dpress@chung-press.com
Counsel for Debtors

CERTIFICATE OF SERVICE

This is to certify that on this 9th day of August, 2025, I caused the foregoing document to be served on upon the U.S. Trustee, the Subchapter V Trustee, and all parties requesting notice by CM/ECF, as follows:

Monique Desiree Almy malmy@crowell.com,
cbest@crowell.com,
malmy@ecf.axosfs.com,
monique-almy-7127@ecf.pacerpro.com

Hugh M. (UST) Bernstein hugh.m.bernstein@usdoj.gov

Richard J Hackerman Richard@RichardHackerman.com,
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Jonathan E. Levine jlevine@mbhylaw.com

US Trustee - Baltimore USTPRegion04.BA.ECF@USDOJ.GOV

Eric VandeLinde eric.vandelinde@bww-law.com,
bankruptcy@bww-law.com

/s/ Daniel M. Press

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 2025-1003

T. Carney Sussex Law LLC

Print Date & Time: 08/08/2025 1:38 PM

Officer/Escrow Officer:

18979 Coastal Highway
Suite 203Settlement Location: 34026 Coastal Highway
Bethany Beach DE 19930

Rehoboth Beach, DE 19971

Property Address: 11486 W Sand Cove Road Ext., Selbyville, DE 19975

Buyer: Jennifer Aimee Hix and Robert L. Hix, III

Seller: Seth Blum and Bessy Blum

Lender: Guaranteed Rate Affinity, LLC

Settlement Date: August 8, 2025

Disbursement Date: August 8, 2025

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	550,000.00	Sale Price of Property	550,000.00	
		Deposit Northrop Realty - Bethany Beach, DE		5,000.00
		Borrower's Loan Amount		467,500.00
15,000.00		Seller Credit		15,000.00
		Lender Cure		7.30
	17.44	Credit on sewer account	17.44	
		Prorations/Adjustments		
	1,021.65	County Taxes from 08/08/2025 to 06/30/2026	1,021.65	
	50.70	Sewer Fees from 08/08/2025 to 09/30/2025	50.70	
		Loan Charges to Guaranteed Rate Affinity, LLC		
		Loan Origination to Guaranteed Rate Affinity, LLC	1,640.00	
		1.1870% of Loan Amount (Points) to Guaranteed Rate Affinity, LLC	5,549.23	
		Appraisal Fee to Guaranteed Rate Affinity, LLC (\$575.00 POCB)		
		Credit Report to Guaranteed Rate Affinity, LLC (\$35.00 POCB)		
		Credit Technology to Guaranteed Rate Affinity, LLC	210.00	
		Prepaid Interest to Guaranteed Rate Affinity, LLC	2,305.44	
		Other Loan Charges		
		Homeowners Insurance Premium to Universal Property & Casualty	2,091.01	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Impounds		
		Homeowner's insurance 3 mo @ \$174.25/mo	522.75	
		Property taxes 2 mo @ \$95.32/mo	288.96	
		Aggregate Adjustment	- 174.25	
		Title Charges & Escrow / Settlement Charges		
		Title - Owner's title insurance (Optional) to Fidelity National Title Insurance Company	1,300.36	
		Title - Lender's title insurance to Fidelity National Title Insurance Company	1,718.64	
		Title - Attorney Fee to T. Carney Sussex Law LLC	395.00	
		Title - Courier Fee to T. Carney Sussex Law LLC	75.00	
395.00		Title - Deed Prep Fee to T. Carney Sussex Law LLC		
		Title - Administrative Fee to T. Carney Sussex Law LLC	150.00	
		Title - e-recording fee to Sussex County Recorder of Deeds	9.50	
		Title - Title Review Fee to T. Carney Sussex Law LLC	395.00	
		Title - Title Search Fee to T. Carney Sussex Law LLC	235.00	
		Title - Incoming Wire Fee to T. Carney Sussex Law LLC	30.00	
40.00		Title - Proceeds Wire Fee to T. Carney Sussex Law LLC		
40.00		Title - Payoff Wire Fee to T. Carney Sussex Law LLC		
150.00		Title - Mortgage Satisfaction to T. Carney Sussex Law LLC		
		Title - CPL to Title Company	125.00	
28.00		Title - Closing Lock Security Fee to T. Carney Sussex Law LLC	28.00	
		Commission		
13,750.00		Real Estate Commission 13,750.00 to Northrop Realty - Bethany Beach, DE		
13,750.00		Real Estate Commission 13,750.00 to Coldwell Banker Realty - Coastal Delaware		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$58.00 Mtg: \$364.00	422.00	
6,875.00		State Transfer Tax to Sussex County Recorder of Deeds	6,875.00	
4,125.00		County Transfer Tax to Sussex County Recorder of Deeds	4,125.00	
		Payoff(s)		
208,193.01		Presidential Bank, FSB		
		Miscellaneous		
		Broker Fee to Coldwell Banker Realty - Coastal Delaware	480.00	
1,143.87		2025 Property Tax to Sussex County		
11,648.26		Past Due HOA Balance and Fees as of 7/11/25 to Bayside Community Association		
		Resale Fee to Bayside Community Master Association	1,760.00	

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Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Post Closing Fee to Legum & Norman	175.00	
358.00		Reimbursement for HVAC Diagnostic Fee/Trip Charge to Adam Ask		
49.00		Reimbursement for Water Heater Trip Charge to Adam Ask		
100.00		Reimbursement for Fireplace Inspection Service Charge to Adam Ask		
		Survey to Richard Vetter, P.E.	500.00	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
275,645.14	551,089.79	Subtotals	582,321.43	487,507.30
		Due From Borrower		94,814.13
275,444.65		Due To Seller		
551,089.79	551,089.79	Totals	582,321.43	582,321.43

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize T. Carney Sussex Law LLC to cause the funds to be disbursed in accordance with this statement.




Jennifer Aimee Hix



Robert L. Hix, III

DocuSigned by:


E749855CA92F422...

DocuSigned by:


FA43FFA998D64ED...
Bessy Blum



Escrow Officer